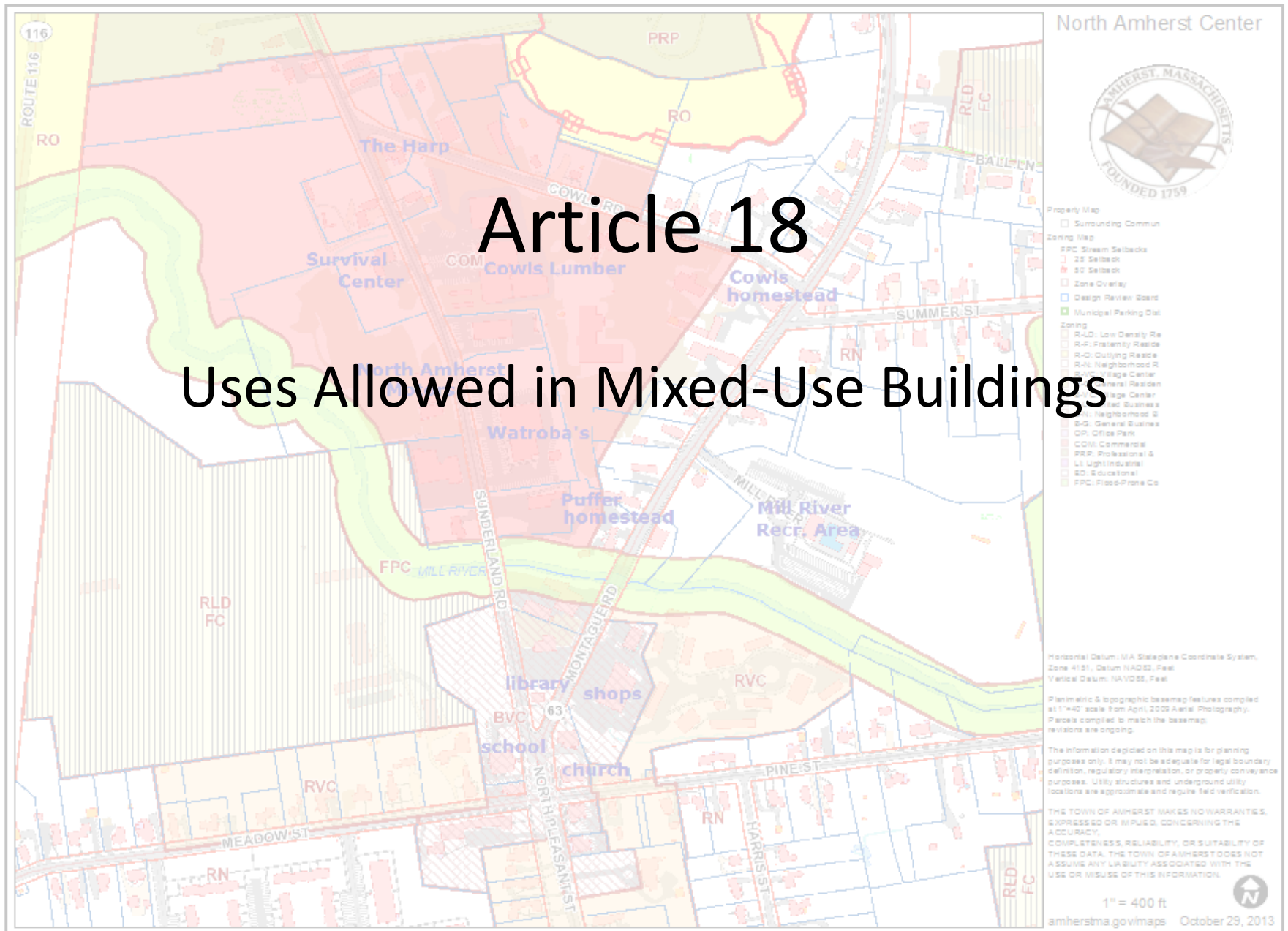


Uses Allowed in Mixed-Use Buildings



Article 18

- “Technical Fix” at request of Building Commissioner
- Clarify existing language to prevent future confusion
- No allowed uses will be changed
- No dimensional requirements will be changed
- Net impact: Building Commissioner will be happy

Article 18. Uses Allowed in Mixed-Use Buildings

- Article 18. Zoning – Mixed-Use Buildings
 - (Planning Board)
 -
 -
-

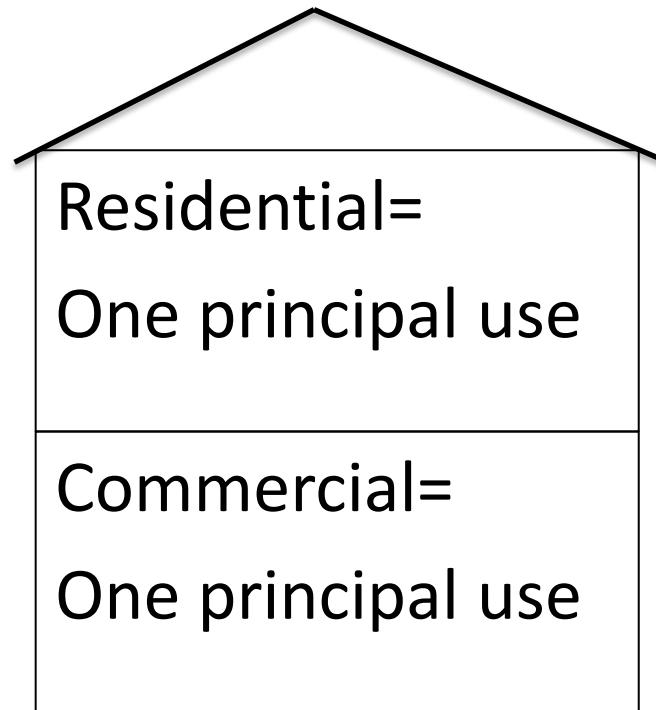
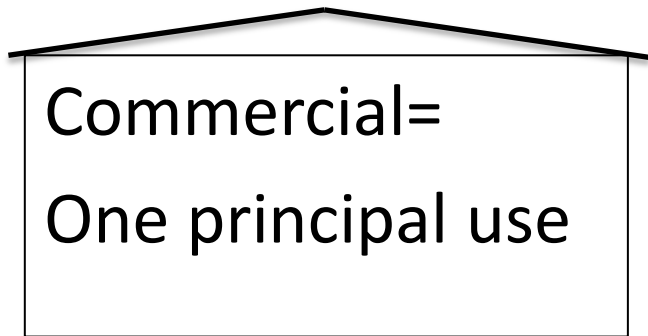
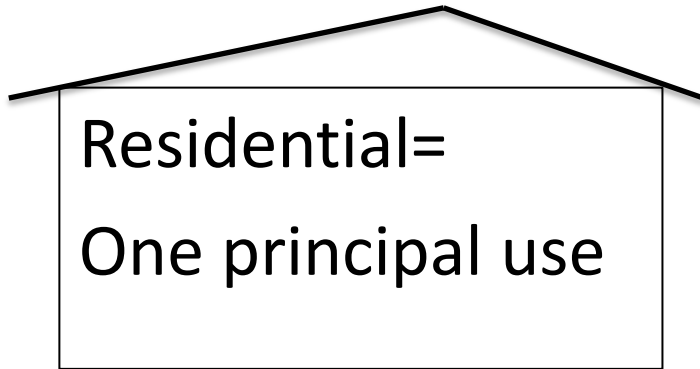
- To see if the Town will amend Section 3.325 of the Zoning Bylaw by deleting the ~~lined out~~ language and add the language in ***bold italics***, including the following new first paragraph under Standards and Conditions, as follows:
-

- 3.325 ***Mixed-use*** ~~B~~ ~~building containing dwelling~~
~~units in combination with stores or other~~
~~permitted business or commercial uses~~
-

- Standards & Conditions
-

- ***A mixed-use building shall be a building containing one or more dwelling units as principal residential uses in combination with retail stores or other permitted business, institutional, government, public service, consumer service, office or similar principal use(s) and lawful accessory use(s).***

Residential & Commercial Uses Together in One Building

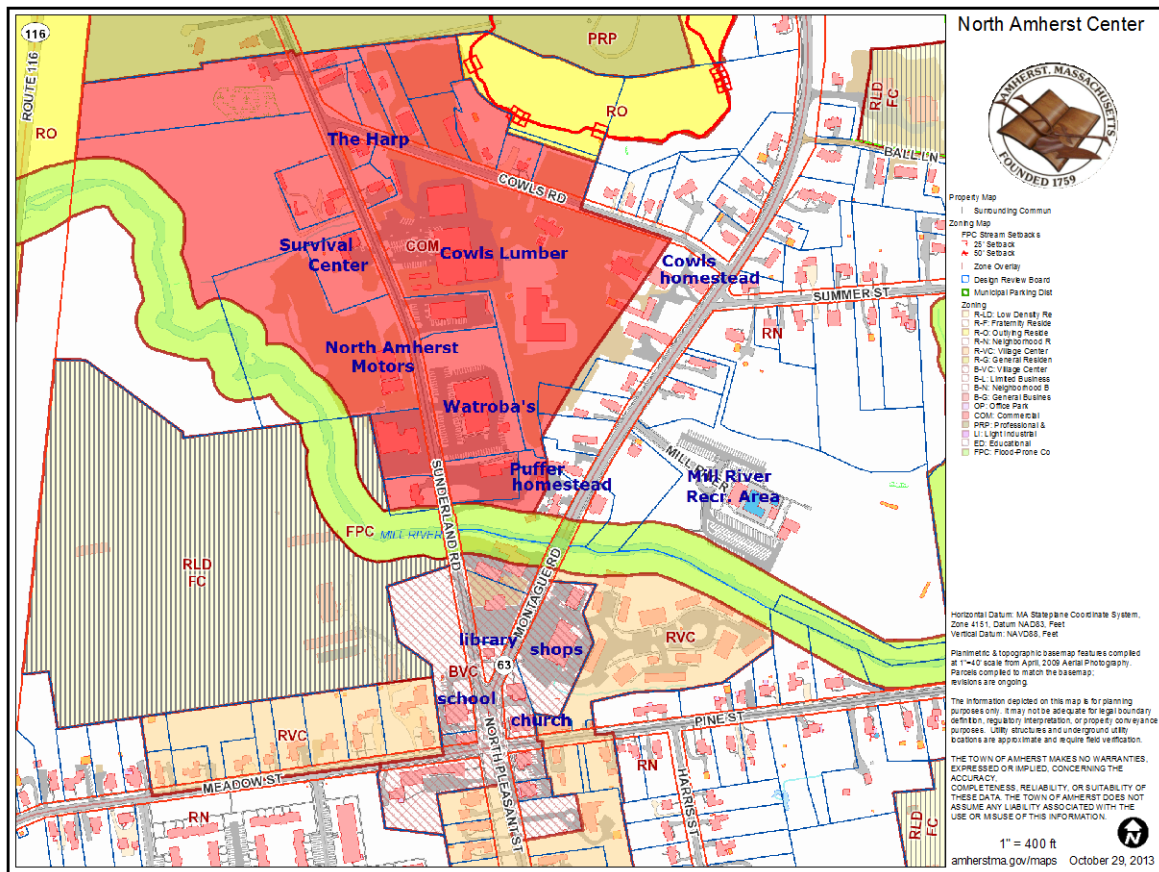


Mixed-Use Building = 2
principal uses in one
building

Article 19:

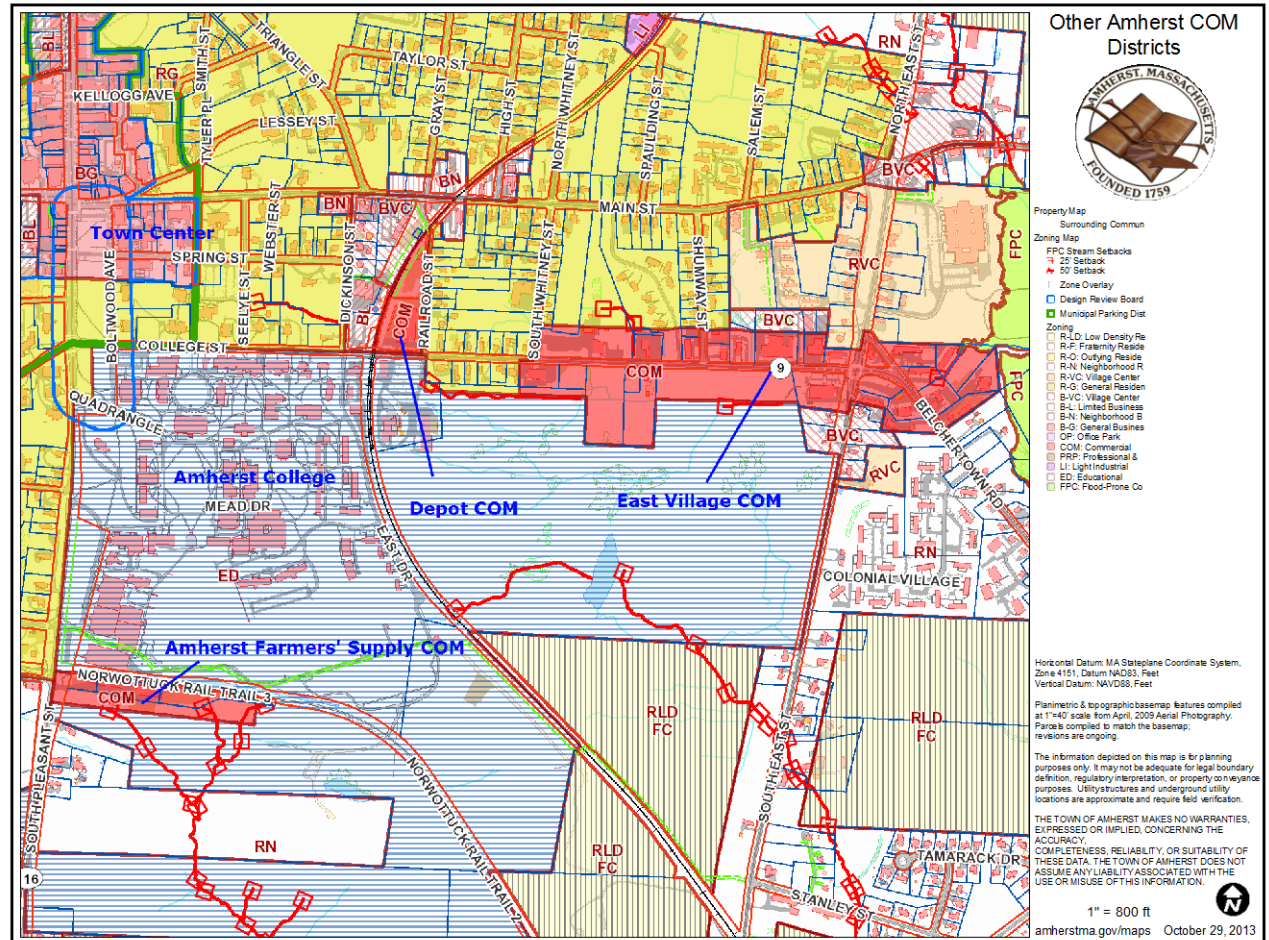
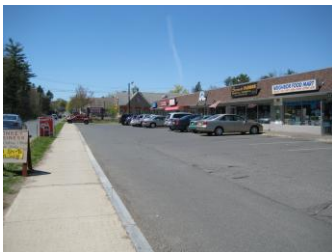
Uses Allowed in mixed-Use Buildings (Melissa Perot et al)

- ***Mixed use buildings shall be a building containing one or more dwelling units in combination with retail stores, or other commercial, permitted business, or similar use(s).***
- ***In the Commercial (COM) District, a mixed-use building abutting the Residence neighborhood (R-N) Professional Research Park (PRP) or the Flood Prone Conservancy Zone, a Special Permit from the Special Permit Granting Authority authorized to act under this section shall be required whenever proposed residential uses exceed (6) dwelling units.***



North Amherst COM Zoning District "The Zoning Battleground"





The 3 other COM Zoning Districts
Proposed Zoning Changes Apply to Entire Zoning
District Town-Wide

Mixed-use in the COM Zoning District

- Allowed in COM 1989
- Allowed by-right 1993
- Allowed 10 units by-right 2013
- Defeated proposal to reduce lot size 2013

The Planning Board supports incentives for encouraging mixed-use buildings as appropriate and essential to the promotion and future development of town centers that are walkable, vital and financially viable.

Amherst Commercial Zoning District

Zoning Bylaw

- Section 2.02 Business Districts
 - Commercial (COM)
 - General Business (B-G)
 - Village Center Business (BV-C)
 - Neighborhood Business (BN)
 - Limited Business (BL)
 - Office Park

COM allows larger and and more intensive business uses than the other 5 business uses

Purpose: “ ...provide for a wide range of retail uses and services and commercial activities in appropriate locations along primary roads within the Town.”

The word “commercial” is not defined in the Zoning Bylaw. For the past 25 years has been interpreted to include non-profit, office, service and government uses, not just retail uses.